



FACILITY CONDITION ASSESSMENT

prepared for

Montgomery County Public Schools
45 West Gude Drive, Suite 4000
Rockville, MD 20850



Cresthaven Elementary School
1234 Cresthaven Drive
Silver Spring, MD 20903

PREPARED BY:

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Bureau Veritas

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Building: Systems Summary

Address	1234 Cresthaven Drive, Silver Spring, MD 20903	
Constructed/Renovated	1962 / 2010 (reconstructed)	
Building Area	76,862 SF	
Number of Stories	3 above grade	
System	<i>Description</i>	<i>Condition</i>
Structure	Steel frame and masonry with concrete-topped metal decks over concrete pad column footings	Good
Façade	Wall Finish: Brick Windows: Aluminum	Good
Roof	Flat construction with single-ply TPO/PVC membrane	Fair
Interiors	Walls: Painted gypsum board and CMU, ceramic tile Floors: Carpet, VCT, ceramic tile, quarry tile, wood strip, coated concrete Ceilings: Painted irregular, ACT, Unfinished/exposed	Fair
Elevators	Passenger: One traction car serving all three floors	Fair
Plumbing	Distribution: Copper supply with PVC and cast-iron waste & venting Hot Water: Gas water heater with integral tank Fixtures: Toilets, urinals, and sinks in restrooms	Fair

Building: Systems Summary

HVAC	Central System: Geothermal lines feed a 2-pipe hydronic system with unit ventilators and water source heat pumps. Non-Central System: Packaged units, ductless split-system heat pumps Supplemental components: Suspended unit heaters	Fair
Fire Suppression	Wet-pipe sprinkler system, with dry-piped portion and fire extinguishers	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: linear fluorescent, halogen Exterior Building-Mounted Lighting: LED, fluorescent Emergency Power: Natural gas generator with automatic transfer switch	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair

Site Information

System	Description	Condition
Site Area	9.8 acres	
Parking Spaces	61 total spaces all in open lots; Six of which are accessible	
Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Property entrance signage Chain link fencing Playgrounds, sports fields and courts Limited furnishings include park benches and trash receptacles	Fair
Landscaping & Topography	Significant landscaping features include lawns, trees, and bushes Irrigation not present CMU, Concrete, Brick retaining walls Moderate to severe site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas Geothermal System	Fair
Site Lighting	Pole-mounted: HPS Pedestrian walkway and landscape accent lighting	Fair

Historical Summary

Cresthaven Elementary School was originally developed in 1962 and was demolished and reconstructed in 2010. More recently, the campus has added modular buildings to accommodate a growing student population.

Architectural

The building's exterior envelope appears to be without noticeable defect, other than a fast aging and visibly diminished roof covering. This single-ply TPO/PVC membrane roofing surface will need to be addressed in the near future. Building interiors consist of mostly institutional finishes including vinyl composite tile flooring, suspended acoustic tile ceilings, and painted CMU walls. These interiors have a clean and crisp appearance, showing an attentive maintenance schedule, with no signs of deferred maintenance. This has created an atmosphere conducive to a productive learning environment.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The school's geothermal HVAC system is assisted by pumps and two-pipe hydronic system, with water source heat pumps spread throughout the building. Energy recovery air handlers and ductless split systems are located on the roof. Unit heaters serve utility areas and wall-mounted heat pumps serve the modular classrooms. Due to the age of the building, many of these components will require replacement in the near term.

Campus power is provided by the local utility company, as is natural gas. Electric power is supplied through the main switchboard and dispersed via copper wiring. A natural gas-powered generator coupled with an automatic transfer switch provides emergency power for the building. The campus is connected to municipal water and sewer systems, and water supply appears to be through copper piping. No galvanized lines were noted or observed at the time of the assessment. Fire detection and notification systems are present and monitored via a central alarm panel. Fire suppression and emergency exit signage are provided throughout the building.

Site

The school occupies a 9.8-acre property in a suburban neighborhood of Silver Spring, MD. Property entrance signage welcomes students and visitors as they enter campus. Asphalt parking lots are well lit, encircled by concrete curbs, and accessed by concrete sidewalks, ramps, and stairs. A shade structure at the entrance provides shelter from inclement weather. Landscaping features are primarily limited to the approach of the main building; however, heavily wooded areas exist at site perimeters. The campus has significant elevation changes which are addressed using retaining walls. Limited site furnishings, including park benches and trash receptacles, are present.

The site includes playgrounds, a soccer field, and a basketball court. An on-site storage shed supports facility operations. Prefabricated modular buildings supplement classroom space for the main building.

Facility Condition Index (FCI) Depleted Value

A School Facility's total FCI Depleted Value (below) and FCI Replacement Value (above) are the sum of all of its building assets and systems values.

The Facility Condition Index (FCI) Depleted Value quantifies the depleted life and value of a facility's primary building assets, systems and components such as roofs, windows, walls, and HVAC systems. FCI Depleted Value metrics are useful for estimating the levels of spending necessary to achieve and maintain a specific level of physical condition. Lower scores are better, as facilities with lower FCI scores have fewer building-system deficiencies, are more reliable, and will require less maintenance spending on systems replacement and mission-critical emergencies.

The FCI Depleted Value of this school is 0.493266.